



CITY OF ROCKLIN
MINUTES OF
REGULAR MEETINGS
OF THE
ROCKLIN CITY COUNCIL,
ROCKLIN REDEVELOPMENT AGENCY
AND
ROCKLIN PUBLIC FINANCING AUTHORITY

MAY 10, 2005

TIME: 7:30 P.M.
www.ci.rocklin.ca.us

PLACE: Council Chambers
3970 Rocklin Road

1. The Regular Meetings of the Rocklin City Council, Rocklin Redevelopment Agency and Rocklin Public Financing Authority convened at 7:30 p.m. Mayor/Chairman Hill presiding.
2. Mayor Hill led the Pledge of Allegiance.
3. Roll Call:

Councilmembers: Ken Yorde, Brett Storey, Kathy Lund, George Magnuson, Mayor Peter Hill

Agency & Authority Members: Mr. Yorde, Mr. Storey, Mrs. Lund, Mr. Magnuson, Chairman Hill

City Personnel: Carlos A. Urrutia, City Manager
Russell A. Hildebrand, City Attorney
Dave Sablan, Assistant Planner
Bill Mikesell, Fire Chief
Bart Petitchlerc, Deputy Fire Marshal
Michael Rock, Public Works Operations Manager
Rob Braulik, Assistant City Manager
Sherri Abbas, Planning Services Manager
Kim Sarkovich, Finance Manager
Pete Guisasola, Chief Building Official
Terry Richardson, Dir. of Community Development
Genevieve Frederick, Senior Admin. Analyst
Judy LaPorte, Director of Administrative Services
Lilly Sifuentes, Administrative Clerk
Larry Wing, Engineering Services Manager
Mark Siemens, Police Chief
Sandra Davies, City Clerk

Agency & Authority Personnel: Carlos Urrutia, Executive Director
Russ Hildebrand, General Counsel
Judy LaPorte, Finance Officer
Sandra Davies, Secretary

Commissioners: Harlin Smith, Mosquito Abatement
Gordon Havens, Redevelopment Advisory
Lynne Sully, Planning Commissioner
Jeff Shirhall, Planning Commissioner

AGENDA REVIEW:

4. No changes were made.

CONSENT CALENDAR:

5. Continued from 4/26/05 – City Council Special Meeting Minutes of 3/7/05
6. City Council & Redevelopment Agency Meeting Minutes of April 26, 2005
7. Accounts Paid List of April 2005
8. Building Department Monthly Inspection Report & Monthly Report/March 2005
9. Comm. Serv. & Facilities Monthly Facility Rental Report/March 2005
10. Fire Department Monthly Report/March 2005
11. Police Department Monthly Management Report/March 2005
12. Department of Public Works' Monthly Report/March 2005
13. Treasurer's Report of March 2005
14. Quarterly Training Reports (Administration, Community Development, Community Serv. & Facilities, Fire, Police, Public Works)
15. Continued from 4/26/05 – Resolution No. 2005-120 of the City Council of the City of Rocklin Authorizing the City Manager to Execute an Aquatics Complex License Use Agreement Rocklin Wave Swim Team
16. Continued from 4/26/05 – Resolution No. 2005-121 of the City Council of the City of Rocklin Ordering the Summary Vacation of a Drainage Easement on Lot 29 of the Stanford Foothills Parcel 100 Unit 2 Subdivision Recorded on November 29, 1994 in Book S of Maps at Page 94
17. Second Reading & Publication: Ordinance No. 897 of the City Council of the City of Rocklin Approving the Second Amendment to the Development Agreement By and Between the City of Rocklin and Sunset Ranchos Investors, LLC, Relative to the Development Known as the Sunset Ranchos Planning Area of the Northwest Rocklin Annexation Area (Ordinance Nos. 859 & 885/DA-2001-01 (Development Agreement Amendment DA-2001-1B)
18. Ratification of Resolution No. 2005-87 of the City Council of the City of Rocklin Naming the Park Site Known as Whitney Ranch Parcel 68, Wickman Neighborhood Park

19. Ratification of Resolution No. 2005-88 of the City Council of the City of Rocklin Naming the Park Site Known as Whitney Ranch Parcel 48, Pernu Neighborhood Park
20. Ratification of Resolution No. 2005-89 of the City Council of the City of Rocklin Naming the Park Site Known as Whitney Ranch Parcel 54, Willard Neighborhood Park
21. Ratification of Resolution No. 2005-90 of the City Council of the City of Rocklin Naming the Park Site Known as Whitney Ranch Parcel 21, Whitney Community Park
22. Ratification of Resolution No. 2005-91 of the City Council of the City of Rocklin Naming the Park Site Known as Whitney Ranch Parcel 30, Bolton Neighborhood Park
23. Ratification of Resolution No. 2005-92 of the City Council of the City of Rocklin Naming the Park Site Known as Whitney Ranch Parcel 14, Brigham and Hawes Neighborhood Park
24. Ratification of Resolution No. 2005-93 of the City Council of the City of Rocklin Re-Naming the Park Known as Quarry Ridge, Corral-Alva Neighborhood Park
25. Ratification of Resolution No. 2004-222 of the City Council of the City of Rocklin Naming the Park Site Known as the Yankee Hill Estates Neighborhood Park, Gayaldo Neighborhood Park
26. Resolution No. 2005-122 of the City Council of the City of Rocklin Declaring May 15-21, 2005 as Police Week and May 15, 2005 as Peace Officers' Memorial Day in the City of Rocklin
27. Resolution No. 2005-123 of the City Council of the City of Rocklin Imposing Limitations and Restrictions on the Consumption and Possession of Alcoholic Beverages in Johnson Springview Park (June 25, 2005 through June 26, 2005)
28. Resolution No. 2005-124 of the City Council of the City of Rocklin Approving and Directing the City Manager to Execute a Reimbursement Agreement (Rocklin Corporate Center/SD-2002-01)
29. Resolution No. 2005-125 of the City Council of the City of Rocklin Accepting the Public Work Known as Sierra Vista Office Park (SD-98-07), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City/Top of the Hill Properties, LP)
30. Resolution No. 2005-126 of the City Council of the City of Rocklin Approving the Final Map of Sierra Vista Office Park (SD-98-07)
31. Resolution No. 2005-127 of the City Council of the City of Rocklin Accepting and Approving the Audit for the Transportation Development Act Funds for the Fiscal Year 2003-2004
32. Resolution No. 2005-128 of the City Council of the City of Rocklin Setting a Public Hearing on Delinquent Refuse Collection Charges Incurred Through the Period Ending December 31, 2004

33. Resolution No. 2005-129 of the City Council of the City of Rocklin Setting a Public Hearing on Nuisance Abatement Charges (Weed Abatement) for the 2004-2005 Fiscal Year
34. Resolution No. 2005-130 of the City Council of the City of Rocklin Approving and Directing Execution of a Landscape Maintenance Agreement for Sunset West Lot 19 Blue Oaks Market Place
- 34.A. Resolution No. 2005-131 of the City Council of the City of Rocklin Declaring Conditions at Locations Within the City of Rocklin To Be a Public Nuisance, Ordering Weed Abatement of Same and Setting the Date and Time for a Protest Hearing

Motion to approve Consent Calendar items #5 through #34.A. by Councilmember Lund, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Lund, Storey, Yorde, Magnuson, Hill
Noes:	None
Absent:	None
Abstain:	None

CITIZENS ADDRESSING THE COUNCIL:

35. Mike Murphy, 5503 Butte View Court, expressed his displeasure of how we handle the time limit and process of citizens addressing the council.

PUBLIC HEARINGS:

36. Consideration of an Appeal of the Planning Commission Denial of the Sunset Whitney Service Station Project (DR-2004-25, U-2004-15) (Generally located at the northeasterly intersection of Sunset Boulevard and South Whitney Boulevard.)

Mayor Hill opened the Public Hearing.

Councilmember Magnuson stated that he would abstain on this item due to a possible Conflict of Interest relating to property he owns within 2,500 feet of the project, and then he left the room.

Planning Services Manager Sherri Abbas presented the staff report giving the location and brief history of the project. She stated that staff was seeking direction and mentioned the three Planning Commission findings.

Marcus LoDuca, representing the applicant, addressed the three Planning Commission findings and handed out a diagram relating to ingress/egress. He

also stated that the project was consistent with the General Plan, zoning, and the surroundings.

- 1) The proposed ingress/egress of fueling trucks off of and onto Sunset Boulevard would have a detrimental impact on existing traffic on Sunset Boulevard because in order to maneuver into and out of the driveway on Sunset Boulevard, the truck driver would have to move from the number two lane into the number one lane of northwest bound Sunset Boulevard.
- 2) The neighborhood is already served by a service station/convenience store on the corner opposite of the proposed project site. There is no need for this service in this neighborhood.
- 3) Presently, there are seven service station/convenience stores either built or approved for construction along Sunset Boulevard, between Pacific Street and Highway 65. Approval of this project would create a proliferation of service station/convenience stores along Sunset Boulevard the cumulative effect of which will begin to change the character and nature of the community itself.

The following citizens made comments relating to the appropriate type of business for location, traffic circulation and pattern on Sunset Blvd. with u-turn, economics relating to having two service stations at same intersection, truck traffic on Sunset Blvd., number of stations on Sunset Blvd., and are all oppose granting the appeal:

- Steve Paul, 5380 Paragon Street, Rocklin
- David Edwards, property owner in area, 131 Vista Drive, Danville
- Bill O'Brien, 5455 Paragon Street, Rocklin
- Gordon Havens, 4035 Kannasto Street, Rocklin
- Chris Richardson, 5436 Paragon Street, Rocklin

Mike Murphy, 5503 Butte View Court, addressed the American Point of View and agrees with the applicant.

There being no further public comments, Mayor Hill closed the Public Hearing.

Councilmembers Yorde, Lund, and Storey all stated that they have had conversations with Marcus LoDuca, and Councilmembers Lund and Storey have had conversations with Steve Paul as well.

Council made comments and discussed the following issues:

- ingress and egress
- stripping divider/painted median
- signal and traffic
- truck turn-around relating to fire trucks

- neighborhood comments and requests
- cross-over traffic
- zoning for use

Councilmember Yorde stated that he opposes approving the appeal.

Councilmembers Lund, Storey, and Hill stated that they support approving the appeal.

Direction to staff was to prepare the appropriate resolution granting the appeal subject to conditions and deny the design sending it back to the Planning Commission for Design Review.

Resolution No. 2005-139 of the City Council of the City of Rocklin Granting an Appeal and Approving a Use Permit and Remanding a Design Review Back to the Planning Commission (Sunset Whitney Service Station/U-2004-15, DR-2004-25)

Motion granting the appeal and approving the use permit and remanding the Design Review back to the Planning Commission by Councilmember Lund, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Lund, Storey, Hill
Noes:	Yorde
Absent:	None
Abstain:	Magnuson

Mayor Hill called for a brief recess at 8:20 p.m. and reconvened the meeting at 8:27 p.m.

Councilmember Magnuson returned to his seat.

37. Orchard Creek Business Park Tentative Subdivision Map (SD-2004-05)
(Generally located at the northeast corner of the future Whitney Boulevard/Highway 65 Interchange)

Mayor Hill opened the Public Hearing.

Planning Services Manager Sherri Abbas gave a brief overview of the project and pointed out the three conditions that were added to the project relating to:

- black wrought-iron/tubular steel fencing
- meandering sidewalks
- decorative street lights

Project Manager Bill Chimer addressed Council questions relating to:

- street lights at this stage/phasing of infrastructure
- wrought-iron or tubular fencing
- lighting
- meandering sidewalks
- meandering sidewalks on west side of street A/additional right-of way

There being no further public comments, Mayor Hill closed the Public Hearing.

Mayor Hill re-opened the Public Hearing.

Planning Services Manager Sherri Abbas made comments relating to the decorative lighting being used in the Whitney Ranch residential area being carried over into the commercial area.

Mayor Hill again closed the Public Hearing.

Council discussed and decided the following:

- approval of meandering sidewalks except on west side of street A
 - decision of meandering sidewalks on west side of street A to be determined during Design Review/additional right-of-way might be necessary
 - type of fencing to be wrought-iron
 - decorative street signs to be consistent with rest of City
 - decorative poles to be same within project/major roads
- A. Resolution No. 2005-140 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts and a Mitigation Monitoring Program (Orchard Creek Business Park/SD-2004-05)

Motion to approve by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Magnuson, Storey, Lund, Yorde, Hill
Noes:	None
Absent:	None
Abstain:	None

- B. Resolution No. 2005-141 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map (Orchard Creek Business Park/SD-2004-05)

Motion to approve as amended relating to consistent street poles and meandering sidewalk on west side of street A by Councilmember Lund, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Lund, Yorde, Storey, Magnuson, Hill
Noes:	None
Absent:	None
Abstain:	None

38. Resolution No. 2005-132 of the City Council of the City of Rocklin Approving the Change of the Name of a City Street (Sioux Street to Liberty Parkway/ SNC-2004-01)

Councilmember Storey stated that he had met with the School District relating to the name change to Wildcat Blvd.

Mayor Hill opened the Public Hearing. There being no public comments, Mayor Hill closed the Public Hearing.

School Board Member Steve Paul thanked Council for their continued support of the school district and cooperation on project and presented them with Wildcat T-shirts.

Motion to approve the street name change to Wildcat Blvd. by Councilmember Storey, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Storey, Yorde, Lund, Magnuson, Hill
Noes:	None
Absent:	None
Abstain:	None

39. Community Facilities District No. 1 Annexation No. 21

Mayor Hill opened the Public Hearings on all three items #39, #40, & #41.

City Manager Carlos Urrutia presented a brief staff report mentioning interior street lighting.

There being no public comments, Mayor Hill closed the Public Hearing on all three items #39, #40, & #41.

- A. Resolution No. 2005-133 of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 1 (21st

Annexation), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (Whitney Ranch)

Motion to approve by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Magnuson, Storey, Lund, Yorde, Hill
Noes: None
Absent: None
Abstain: None

City Clerk Sandra Davies read the election results into the record.

Qualified Landowner Votes	1,135
Total Votes Cast	1,135
Total Yes Votes	1,135
Total No Votes	-0-

- B. Resolution No. 2005-134 of the City Council of the City of Rocklin Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien Pertaining to Community Facilities District No. 1 (21st Annexation) (Whitney Ranch)

Motion to approve by Councilmember Lund, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Lund, Storey, Yorde, Magnuson, Hill
Noes: None
Absent: None
Abstain: None

40. Community Facilities District No. 5 (Annexation No. 12)

- A. Resolution No. 2005-135 of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 5 (12th Annexation), Authorizing the Levy of Special Tax, and Submitting Levy of Tax to Qualified Electors (Whitney Ranch)

Motion to approve by Councilmember Yorde, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes: Yorde, Lund, Storey, Magnuson, Hill
Noes: None

Absent: None
Abstain: None

City Clerk Sandra Davies read the election results into the record.

Qualified Landowner Votes	1,134
Total Votes Cast	1,134
Total Yes Votes	1,134
Total No Votes	-0-

- B. Resolution No. 2005-136 of the City Council of the City of Rocklin Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien Pertaining to Community Facilities District No. 5 (12th Annexation) (Whitney Ranch)

Motion to approve by Councilmember Yorde, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes: Yorde, Lund, Storey, Magnuson, Hill
Noes: None
Absent: None
Abstain: None

41. Resolution No. 2005-137 of the City Council of the City of Rocklin Declaring Results of Assessment Ballot Proceeding, Finding No Majority Protest, and Authorizing Levy of Increased Assessments (Landscaping and Lighting District No. 2 ZOB 58) (Whitney Ranch Phase 1, A Portion of SD-2004-04)

City Clerk Sandra Davies read the election results into the record.

There was no majority protest. All Yes Votes Cast.

Motion to approve by Councilmember Storey, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes: Storey, Lund, Yorde, Magnuson, Hill
Noes: None
Absent: None
Abstain: None

RESOLUTIONS:

42. Resolution No. 2005-138 of the City Council of the City of Rocklin Accepting the Audited Financial Statements for the Fiscal Year 2003-2004

Mayor Hill stated that we would hear all three items #42, #46, & #48 at this time.

REDEVELOPMENT AGENCY ACTION:

46. Resolution No. 2005-280 of the Redevelopment Agency of the City of Rocklin Accepting the Audited Financial Statements for the Fiscal Year 2003-2004

PUBLIC FINANCING AUTHORITY:

48. Resolution No. 2005-20 of the Public Financing Authority of the City of Rocklin Accepting the Audited Financial Statements for the Fiscal Year 2003-2004

Finance Manager Kim Sarkovich made an opening statement and then introduced our auditor, Ingrid Shepline, of Richardson & Company. Ms. Shepline gave a brief overview of the audit reports stating that we had clean audits. She pointed out that we had 29 million in unrestricted funds and a change in net assets of 1.6 million. Ms. Shepline referred to the Management Letter relating to internal controls and briefly mentioned the findings and recommendations which are attached to each agencies resolution.

City Manager Carlos Urrutia thanked Judy LaPorte and her staff for a job well done and stated that Kim Sarkovich had done an excellent job with our fiscal records, as always.

Motion to approve the Audit Reports and Resolutions for the City, Redevelopment Agency, and Public Financing Authority by Councilmember Lund, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Lund, Yorde, Storey, Magnuson, Hill
Noes:	None
Absent:	None
Abstain:	None

Mayor Hill then called for item #43.

REPORTS FROM CITY OFFICIALS:

43. Request for Support for Quarry Film Documentary

Mayor Hill called on Dan DeFoe to make the presentation.

Sierra College Professor Daniel DeFoe, 5730 Byron Court, introduced himself and gave his background. He then explained the “Gold, Granite and Grit” Project which is a film production of the history of quarries, highlighting the Big Gun Mine. He stated that he has financial support from the Sierra College Foundation in the amount of \$2,000 and from the Rocklin Historical Society in the amount of \$3,000, but needs a total of \$10,000 to complete the project. He asked Council for matching funds in the amount of \$5,000.

Council discussed the following issues:

- producer of film – MJG Productions
- production facilities – located in Sacramento
- percentage of the film dedicated to the Big Gun Mine estimated at 60%
- percentage to other areas – 40%
- permits – public and private property
- purpose – education as to how it was done
- public funds to do educational project
- proceeds above production cost to go to Historical Society
- copies of the film to be made available to school district and the City at no cost
- good project to capture history

Mike Murphy, 5503 Butte View Court, stated that he has a passion for history just like Mr. DeFoe, he supports the Historical Society, and he would donate personal funds. He stated his displeasure relating to taxpayer funds being donated and suggested that Mr. DeFoe go to the residents.

Rebecca Partridge from Auburn, a Sierra College student, supports spending public funds because this is not a private project but a partnership with the Historical Society, Sierra College, and the City, and is a documentary preserving history.

Council made comments relating to the following:

- not the first time City has given funds for project
- need for something in writing relating to profits for Historical Society
- preserving history of granite quarries

Motion to approve a \$5,000.00 expenditure for the educational documentary film project relating to preserving quarry history including the following two conditions by Councilmember Storey, seconded by Councilmember Lund.

- 1) Free copies of the film will be provided to Rocklin Unified School District and the City.
- 2) Any profits over and above the cost of making the documentary will be distributed to the Rocklin Historical Society.

Passed by the following roll call vote:

Ayes:	Storey, Lund, Yorde, Magnuson, Hill
Noes:	None
Absent:	None
Abstain:	None

ANNOUNCEMENTS/BRIEF REPORTS:

44. Councilmember Storey reported that LAFCO has hired a new director.

FUTURE AGENDA ITEMS:

45. None.

REDEVELOPMENT AGENCY ACTION:

46. See above at item #42.
47. Report from Executive Director – No report.

PUBLIC FINANCING AUTHORITY:

48. See above at item #42.

Mayor Hill adjourned the regular meeting to Closed Session at 9:28 p.m.

CLOSED SESSION:

49. Under Government Code Section 54957.6(f)
Conference with Labor Negotiator
Agency Negotiator Judy LaPorte
Employee Organization AFSCME

Mayor Hill reconvened the regular meeting at 10:00 p.m. and stated that no reportable action was taken.

ADJOURNMENT:

50. Redevelopment Agency and Public Financing Authority Meetings adjourned at 10:00 p.m. by Chairman Hill.
51. City Council Meeting adjourned at 10:00 p.m. by Mayor Hill.

City Clerk

APPROVED:

Peter Hill, Mayor